

**United States Bankruptcy Court
Central District of California
Los Angeles
Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Thursday, June 2, 2022

Hearing Room 1539

10:00 AM

2:00-00000

Chapter

#0.00 All hearings scheduled for today are now simultaneously 1) In person in Courtroom 1539; 2) Via ZoomGov Video; 3) Via ZoomGov Audio. Parties are free to choose any of these options, unless otherwise ordered by the Court. Parties electing to appear in person shall comply with all requirements regarding social distancing, use of face masks, etc. which will be in effect at the time of the hearing and should be aware that (1) all parties will be required to wear a mask at all times, even when presenting oral argument and (2) Judge Bluebond will not be wearing a mask.

Parties in interest and members of the public may connect to the video and audio feeds, free of charge, using the connection information provided below.

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required **but you must still notify Chambers at [Chambers SBluebond@cacb.uscourts.gov](mailto:SBluebond@cacb.uscourts.gov) of your appearance.** The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

For more information on appearing before Judge Bluebond by ZoomGov, please see the information on the Court's website at:

<https://www.cacb.uscourts.gov/judges/honorable-sheri-bluebond> under the tab, "Telephonic Instructions."

Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/1600833331>

ZoomGov meeting number: 160 083 3331

Password: 490345

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

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(when prompted, enter meeting number and password shown above)

Judge Bluebond seeks to maintain a courtroom environment (both online and in person) in which all persons are treated with dignity and respect, irrespective of their gender identity, expression or preference. To that end, individuals appearing before the Court are invited to identify their preferred pronouns (e.g., he, she, they, etc.) and their preferred honorific (e.g., Mr., Miss, Ms., Mrs., Mx, M, etc.). Individuals may do so by advising the Courtroom Deputy or Judge prior to any appearance and/or, in the case of remote hearings, by providing this information in the person's screen name in ZoomGov.

Docket 0

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

- NONE LISTED -

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2:22-10580 Jael Chavez Mendiola and Anthony Buitrago

Chapter 7

#1.00 Motion for fine and/or disgorgement of fees against bankruptcy petition preparer
Allen Shoraka

Docket 35

***** VACATED *** REASON: 5/25/22 - VOLUNTARY DISMISSAL OF
MOTION FILED**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Motion has been withdrawn by movant. Off calendar. No appearance necessary.

Party Information

Debtor(s):

Jael Chavez Mendiola

Represented By
Victor Luke - SUSPENDED -

Joint Debtor(s):

Anthony Buitrago

Represented By
Victor Luke - SUSPENDED -

Movant(s):

United States Trustee (LA)

Represented By
Ron Maroko

Trustee(s):

Jason M Rund (TR)

Pro Se

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2:21-14449 Alex A. Khadavi

Chapter 11

#2.00 Evidentiary Hearing re: Application for Compensation for Michael Jay Berger, Debtor's Attorney, Period: 8/27/2021 to 1/16/2022
[Fee: \$91,482.50, Expenses: \$1,106.76]

fr. 3-2-22; 4-12-22

Docket 134

Courtroom Deputy:

ZoomGov Appearance by:

5/26/22 - Michael Berger

Tentative Ruling:

Tentative Ruling for March 2, 2022:

Court has concerns with regard to services performed by debtor's counsel based on allegations contained in Green Coin's answer to complaint. If counsel has not been forthcoming with court with regard to conditions precedent to sale, professional's compensation will be affected. Hearing required.

Final Ruling for March 2, 2022:

Allow on an interim basis fees of \$64,579 in fees and costs of \$1,106.76. Continue hearing on fees related to asset disposition (\$24,903.50) to date of hearing on sale motion/motion for appointment of trustee/sale motion -- April 12, 2022 at 10:00 a.m.

Tentative Ruling for April 12, 2022:

See tentative ruling for matter no. 1. Continue hearing on fee application to date of evidentiary hearing on conduct of counsel.

Tentative Ruling for June 2, 2022:

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CONT... Alex A. Khadavi

Chapter 11

Evidentiary hearing required.

Court would like to focus on the following issues:

1. Was there an agreement between Khadavi and Green Coin that sale would be contingent on value of Green Coin? If so, did Mr. Berger know about that condition and fail to disclose it to the court?
2. Was there an agreement between Khadavi and Green Coin that the deposit was to be refundable if the buyer failed to perform? If so, did Mr. Berger know about that condition and fail to disclose it to the court?
3. Was Mr. Berger aware that Khadavi had consented to a cancellation of the escrow and a release of \$500,000 to Green Coin and that he had requested that \$200,000 be released to him (and that he be paid an additional \$50,000 of cryptocurrency and that Green Coin could enjoy the use of the property) and fail to disclose this to the court?
4. Did Khadavi threaten Mr. Butler to discourage him from offering testimony and, if so, did Mr. Berger know about and/or condone this conduct?

Party Information

Debtor(s):

Alex A. Khadavi

Represented By
Michael Jay Berger

Movant(s):

Alex A. Khadavi

Represented By
Michael Jay Berger
Michael Jay Berger
Michael Jay Berger

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2:21-14449 Alex A. Khadavi

Chapter 11

#3.00 Scheduling and Case Management Conference in a Chapter 11 Case

fr. 7-28-21, 10-27-21, 12-1-21, 3-2-22; 3-30-22; 4-12-22

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

5/26/22 - Michael Berger

Tentative Ruling:

Is the Sarbonne Road property currently occupied by anyone? Did the debtor have the house constructed or remodeled? If so, when was the construction/remodeling completed? Did the debtor ever live in the property? If so, when did the debtor move out of the property?

Has there been any interest in the Sarbonne property? Are buyers touring the property? Status report states that property is listed at \$80,000,000, but Compass website, Zillow, etc. lists the property for sale at \$87,777.77. Why the difference?

Who is Allan Khadavi? Who is John Ebra?

Set bar date and deadline for serving notice of bar date.

7/28/21 -- Court approved scheduling order setting following dates:

Cont'd status conference -- October 27, 2021 at 11:00

L/D to file updated status report -- October 15, 2021

L/D to serve notice of bar date -- August 2, 2021

Bar date -- September 30, 2021

Tentative Ruling for October 27, 2021:

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CONT... Alex A. Khadavi

Chapter 11

Continue case status conference to December 1, 2021 to be heard concurrently with continued hearing on sale motion. APPEARANCES WAIVED ON OCTOBER 27, 2021.

Tentative Ruling for December 1, 2021:

Revisit status of case after conclusion of continued hearing on sale motion.

12/13/21 -- Court signed scheduling order setting following dates:

12/31/21 -- L/D for debtor to file an adversary proceeding to resolve ownership of security deposit if there are disputes.

2/18/22 -- L/D for debtor to file claim objections or adversary proceedings to resolve issues as to validity of alleged secured claims.

2/18/22 -- L/D for debtor to file updated status report.

3/2/22 at 11:00 am -- Continued case status conference.

Tentative Ruling for March 2, 2022:

Has the debtor filed motion to employ Concierge Auctions? If not, why not and when will that motion be filed? Hearing required.

Tentative Ruling for March 30, 2022:

Continue case status conference to date of April 12, 2022 at 10:00 a.m. to be held concurrently with hearing on OSC. Appearances waived on March 30, 2022. (No new status report required for April 12 status conference.)

Tentative Ruling for June 2, 2022:

Revisit status of case after conclusion of evidentiary hearing.

Party Information

Debtor(s):

Alex A. Khadavi

Represented By
Michael Jay Berger